



## Description

This proposed small-scale amendment of the Future Land Use Map from Residential Low-Density (up to 12 units per acre) (RL) to Education (E) is for an approximately 2.6-acre property located on the west side of Waldo Road and south of Northeast 23<sup>rd</sup> Avenue (see map on preceding page, and see aerial photo in Appendix B, Exhibit B-1). This property is adjacent to the University of Florida's Eastside Campus on the south, and to both a mobile home park and Northeast 23<sup>rd</sup> Avenue on the north. To the east and across Waldo Road (a major State highway, and a Gateway Street (Sec. 30-306 of the Land Development Code)) is the Tacachale residential facility (of the State of Florida Agency for Persons with Disabilities) for the developmentally disabled. The west corner of the property is adjacent to public right-of-way, west of which is a vacant, .06-acre portion of the approximately 14.3-acre, UF Eastside Campus.

The property was previously part of the adjacent mobile home park to the north, but is now vacant and unimproved except for the remains of three very dilapidated and unoccupied wooden houses. No one resides on this vacant 2.6-acre property, which the University of Florida plans to incorporate into its Eastside Campus provided that the requested land use (and related zoning change(s) is (are) approved and in effect.

The property is within the Eastside Community Redevelopment Area, but it is not within either the Enterprise Zone or a special area plan.

The property was purchased in 2010 for the purpose of expanding the adjacent Eastside Campus of the University of Florida, which is part of the 2005-2015 Campus Master Plan and is included in the 2005-2015 Campus Development Agreement. The application states that "the addition of this parcel as an overflow parking area to the campus...will help alleviate the current shortage of parking. As the total Eastside Campus continues to evolve and redevelop over time, alternate uses will be contemplated that complement the remainder of the site." This property will be incorporated into the Campus Master Plan by the University in a future update of the Master Plan.

The proposed land use change from Residential Low-Density (up to 12 units per acre) (RL) to Education is appropriate for the property's planned use as part of the UF Eastside Campus. The Education category states in part that this "category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers)". The current RL land use category is a residential land use category that can allow up to 31 residential units on the 2.6-acre property, but it does not allow institutions of higher learning.

This petition is related to Petition PB-11-11 ZON, which is a request for rezoning from MH (12 units/acre mobile home residential district) to ED (Educational services district). A separate petition for a large-scale amendment of the Future Land Use Map from RL and PF to Education (and a related petition for rezoning from MH and PS to ED (Educational services district)) for the entire 14.3-acre UF Eastside Campus, will be heard by the Plan Board on March 24, 2011.

## Key Issues

- The proposed small-scale amendment is necessary to bring this UF property into conformance with the City's Comprehensive Plan.
- Compatibility with the adjacent residential property to the north will be ensured by meeting all applicable requirements of the Land Development Code.
- The proposed Education land use is consistent with Plan East Gainesville, and with the continued development of the University of Florida Eastside Campus.
- The proposed small-scale land use change from a residential to an institutional use could arguably have a marginal negative impact on the supply of potential affordable housing in Gainesville.
- There are no problems with financial feasibility.

## Basis for Recommendation

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are discussed below: Conformance with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Infill and redevelopment; Impacts on Affordable Housing; Transportation; Financial Feasibility.

### 1. Conformance with the Comprehensive Plan

The proposal is consistent with the City of Gainesville's adopted comprehensive plan.

The proposed land use change from Residential Low-Density (up to 12 units per acre) (RL) to Education is appropriate for its envisioned use as part of the UF Eastside Campus. The Education category states in part that this "category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers)". The current RL land use category does not allow institutions of higher learning. The requested Education land use is wholly consistent with the ED zoning (Educational services district) proposed by related Petition PB-11-11 ZON.

The UF Eastside Campus into which the property will be incorporated is within the Innovation Zone that is mapped in the Intergovernmental Coordination Element (ICE). See Appendix A for applicable policies of the ICE, for the complete description of the Education future land use category, and for other applicable policies in the City's Comprehensive Plan.

### 2. Compatibility and surrounding land uses

The adjacent 3.8-acre mobile home park to the north of the property has RL land use and MH (12 units/acre mobile home residential district) zoning. North of the mobile home park, and across Northeast 23rd Avenue are Industrial land use and light industrial (I-1) zoning uses that include an auto paint & body shop, auto glass shop, motorcycle accessories shop, furniture store, and a vacant gas station. To the east and across Waldo Road (a four-lane, arterial roadway with a landscaped median) is the Tacachale residential facility, which houses the developmentally disabled. Tacachale has Public Facilities (PF) land use and PS (Public service and operations district) zoning. To the west is a vacant, .06-acre area with RL land use and MH zoning that is

part of the adjacent UF Eastside campus to the south, which currently has Public Facilities (PF) land use and PS (Public service and operations district) zoning.

A separate petition (PB-11-18 LUC) for a large-scale amendment of the Future Land Use Map from RL and PF to Education, and a related petition (PB-11-19 ZON) for rezoning from MH and PS to ED (Educational services district) for the entire 14.3-acre UF Eastside Campus are to be heard by the Plan Board on March 24, 2011.

See Table 1 at the end of this document for a tabular summary of adjacent existing uses and adjacent zoning and land use categories.

There are no compatibility issues between the proposed Education land use and the surrounding Public Facilities land uses to the south, east and west. Compatibility with the residential land use and zoning to the north will be attained by meeting all applicable Land Development Code requirements. The proposed Education land use will be implemented by the related, proposed ED (Educational services district) zoning, all development within which must meet various applicable protection requirements (e.g., noise, light, landscaping) of the Land Development Code. Compliance with such requirements will ensure compatibility with the adjacent mobile home park to the north, and with all surrounding uses. (Note: The University of Florida has already demonstrated its commitment to being a compatible neighbor to the residential neighborhood that borders the south side of the Eastside Campus by constructing a high-quality, 8-foot-high masonry wall, in order to meet the concerns of the neighborhood regarding motor vehicle headlights in the campus parking lot.)

### **3. Environmental impacts and constraints**

There are no major environmental impacts and constraints associated with this petition. The property is located in FEMA Flood Zone X, outside of the 100-500-year floodplain and is within the Tertiary Wellfield Protection Zone, which is the least restrictive of the three wellfield protection zones.

(Note – on the adjacent UF Eastside Campus, clean-up systems have been in place for approximately one year as part of the remediation of a pollution plume of solvents and petroleum that was discovered at the State of Florida's Tacachale property on the east side of Waldo Road. (Source: Gus Olmos, P.E. Hazardous Materials Engineer with the Alachua County Environmental Protection Department.))

### **4. Infill and redevelopment**

This proposed small-scale land use amendment is an important step in the redevelopment of the property as part of the continued redevelopment of the adjacent UF Eastside Campus. Such redevelopment is consistent with the City's infill and redevelopment goals (See Appendix A, Exhibit A-1, Future Land Use Element Goal 2, Objective 2.1), and is consistent with Plan East Gainesville.

## **5. Impacts on Affordable Housing**

The current Residential Low-Density (up to 12 units per acre) can allow up to 31 residential units on the 2.6-acre property. The proposed Education land use does not specify residential use as an allowable use, but the Educational services district (requested by related Petition PB-11-11 ZON) allows any use customarily incidental to a permitted principal use, which could conceivably include dormitories, but this is not a planned use of the property. The proposed small-scale land use change from a residential to an institutional use could have a marginal negative impact on the supply of potential affordable housing in Gainesville.

## **6. Transportation**

This small-scale land use amendment entails no major transportation issues. The 2.3-acre property is accessible by transit, bicycle and walking from Waldo Road and from Northeast 23<sup>rd</sup> Avenue. There is an adjacent sidewalk on Waldo Road, a bicycle/pedestrian path on the east side of Waldo Road, and RTS service along Waldo Road and Northeast 23<sup>rd</sup> Avenue. The property has roadway access to Waldo Road and to Northeast 23<sup>rd</sup> Avenue, and it will be integrated into the adjacent 14.3-acre UF Eastside Campus, the impacts on roadways and other public infrastructure of which are addressed by the 2005-2015 Campus Development Agreement.

The property is located within Transportation Concurrency Exception Area (TCEA) Zone A, and any future development or redevelopment must comply with the requirements of Policy 1.1.4 of the Concurrency Management Element. However, once the property is added to the Campus Master Plan by the University in a future update of the Master Plan, it will be excluded from the requirements of the TCEA by Policy 1.2.12 of the Future Land Use Element. The property will then be subject to the requirements of 240.155 F.S. and the levels of service established for streets within the UF transportation impact area.

## **7. Financial Feasibility**

The proposed Education land use is an institutional rather than a residential category. This proposed land use will result in a probable reduction in impact on adopted levels of service for public school facilities, recreation, potable water and wastewater, and possibly solid waste. Stormwater management is addressed through the development review process. Connection to public water and sewer lines (located along or are proximate to Northeast 23<sup>rd</sup> Avenue and Waldo Road) will be required for all future development of the property.


As stated in s. 163.3177 (3)(b)2.(f) Florida Statutes, "A local government's comprehensive plan and plan amendments for land uses within all transportation concurrency exception areas that are designated and maintained in accordance with s. 163.3180(5) shall be deemed to meet the requirement to achieve and maintain level-of-service standards for transportation."

The proposed land use amendment meets the financial feasibility requirements for a comprehensive plan amendment.

Respectfully submitted,

  
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**Table 1**

**Adjacent Existing Uses**

<b>North</b>	Mobile home park. North of the mobile home park, and across NE 23 <sup>rd</sup> Avenue are light industrial (I-1) uses (e.g., auto paint & body shop, auto glass shop, motorcycle accessories, furniture store, gas station (vacant)).
<b>South</b>	UF Eastside Campus
<b>East</b>	Tacachale –residential facility (of State of Florida Agency for Persons with Disabilities) for the developmentally disabled
<b>West</b>	Undeveloped, and small non-residential building of unknown use

**Adjacent Zoning and Land Use**

	<b>Land Use Category</b>	<b>Zoning Category</b>
<b>North</b>	Residential Low, Industrial	MH, I-1
<b>South</b>	Public Facilities	PS
<b>East</b>	Public Facilities	PS
<b>West</b>	Residential Low, Public Facilities	MH, PS

**List of Appendices**

**Appendix A Comprehensive Plan GOPs**

Exhibit A-1 Future Land Use, Intergovernmental Coordination, and Concurrency  
Management Elements

**Appendix B Supplemental Documents**

Exhibit B-1 Aerial of UF Eastside Campus Addition

**Appendix C Application and Neighborhood Workshop information**

Exhibit C-1 Application and Neighborhood Workshop information